

## CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Study Session of Monday, October 20, 2003, at 7:00 p.m.**, at 22 S. Delaware Street, City Council Chambers, Second Floor, Chandler, Arizona.

Study Sessions are open to the public, however, discussion of agenda items is ordinarily reserved for the Council and City Staff. No decisions are made nor actions taken during a Study Session. The following items are acted on or continued at the regular Council Meeting.



### **CALL TO ORDER:**

### **SCHEDULED PUBLIC APPEARANCES:** (Thursday)

1. Exceptional Merit Awards
2. Service Recognition
3. Employees of Chandler Helping Others (ECHO) Recognition – George Bernal & Eric Johnson
4. Tony Dibonito – Presentation regarding Action & Reaction Concerning Car Crashes

### **UNSCHEDULED PUBLIC APPEARANCES:** (Thursday)

(Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.)



**CONSENT:**

- 1a. [MINUTES](#) of the Chandler City Council Special Meeting of October 6, 2003.
- 1b. [MINUTES](#) of the Chandler City Council Special Meeting of October 9, 2003.
- 1c. [MINUTES](#) of the Chandler City Council Meeting of October 9, 2003.
2. [FINAL ADOPTION OF ORDINANCE NO. 3445](#), amending Section 1 of Ordinance No. 3441 for the purpose of correcting the property description to the annexation at the SWC of Gilbert and Queen Creek Roads.
3. [FINAL ADOPTION OF ORDINANCE NO. 3476](#), granting an irrigation easement to Salt River Project north of Willis Road and west of the Consolidated Canal.
4. [FINAL ADOPTION OF ORDINANCE NO. 3478](#), amending Section 50-11 of the City Code, Sale of Utilities relating to reducing outside City water rates.
5. [FINAL ADOPTION OF ORDINANCE NO. 3493](#), annexation of approximately 20 acres of property located south of the SEC of Riggs Road and Arizona Avenue.
6. [INTRODUCTION OF ORDINANCE NO. 3494, DVR03-0024, GOLD CANYON CANDLE COMPANY](#), request rezoning from County IND-2 to City zoning PAD for candle manufacturing along with a Preliminary Development Plan on approximately 20 acres and located south of the SEC of Riggs Road and Arizona Avenue.
7. [INTRODUCTION OF ORDINANCE NO. 3487](#), authorizing a Wireless Telecommunications Use Agreement with VoiceStream PCS III Corporation granting an Encroachment Permit for a site at the Richard T. Felix Police Property and Facility.
8. [RESOLUTION NO. 3689](#), authorizing an agreement with First Appraisal Services, Inc., for appraisal of properties in connection with the Germann Road (Airport Boulevard to Gilbert Road) Improvement Project, in the amount of \$34,450.00.
9. [PRELIMINARY DEVELOPMENT PLAN, PDP03-0015, TUTOR TIME CHILD CARE LEARNING CENTER](#), for a 15,308 square foot day care on approximately 2.4 acres located at 2050 West Ray Road.
10. [PRELIMINARY DEVELOPMENT PLAN, PDP03-0020, REGENCY PLAZA](#), for a commercial retail center on approximately 4.7 acres located at the SWC of Chandler Boulevard and Arrowhead Drive.
11. [PRELIMINARY DEVELOPMENT PLAN, PDP03-0022, SUN GROVES, PARCEL 19 \(MORRISON HOMES\)](#), for housing products for 95 lots located on approximately 33 acres within the Sun Groves residential subdivision located approximately one-half mile east of the NEC of Lindsay Road and Hunt Highway.
12. [PRELIMINARY DEVELOPMENT PLAN AMENDMENT, PDP03-0031, FOCUS CORPORATE PLAZA BANK](#), for a bank drive-thru use at a commercial office center located at 555 West Chandler Boulevard.

13. [PRELIMINARY DEVELOPMENT PLAN, PDP03-0035, SUN RIVER \(WOODSIDE HOMES\)](#), to add two additional home plans to an existing 380-lot single-family subdivision under construction at the NWC of Hunt Highway and Gilbert Road.
14. [BOARD & COMMISSION APPOINTMENTS](#).
15. [REZONING, DVR03-0010, REZZONICO DAIRY \(HOMESTEAD PARK\)](#), from AG-1 to PAD for an 83-lot single-family residential subdivision along with a Preliminary Development Plan on approximately 22 acres located west of SWC of Germann and Alma School Roads. **(Request Continuance to the November 20, 2003 City Council Meeting.)**
16. [ZONING, DVR03-0025, ASHLEY MANOR](#), request action on the existing PAD zoning to extend the conditional schedule for development, remove, or determine compliance with the two year schedule for development or to cause the property to revert to the former AG-1 zoning classification. The existing Planned Area Development zoning is for a wedding reception, special event, and business convention facility on approximately 5 acres located at 1380 South Price Road.
17. [PROFESSIONAL SERVICES CONTRACT #EN403-101](#), to Brown and Caldwell for annual hydrogeologic services for the drilling, testing and remediation of water production wells, in an amount not to exceed \$1,000,000.00.
18. [CONSTRUCTION CONTRACT #ST0154-401, #ST0158-401, & #ST0247-401](#), Report to Council of staff approved Change Order Nos. 1-6 and approval of Change Order No. 7 in an amount not to exceed \$79,000.00 to CS&W Contractors for McClintock Drive improvements, miscellaneous right turn lanes and bus bay, and Ray Road & Desert Breeze Drive and Ray Road & Lakeshore Drive traffic signals and median opening, for a revised contract total of \$1,479,145.54.
19. [CONTRACT RENEWAL](#) with CIGNA HealthCare of Group medical; Delta Dental for provider network and claims payment; Vision Service Plan for vision care and remaining employee benefit programs for 2004 which includes replacement providers to Sun Life Assurance Company for group life insurance; Anthem Insurance Company for Long Term Disability for public safety; Flex America as third party administrator for flexible spending accounts; Sun Life Assurance Company for voluntary term life Insurance and continue the Intergovernmental Agreement with the Town of Queen Creek.
20. [CONTRACT EXTENSION](#) to Weber Group, Gilbert Pump and Keller Equipment for water and wastewater equipment repair and maintenance, in an amount not to exceed \$975,650.00.
21. [CONTRACT EXTENSION](#) to The Frank Gates Service Company for third party claims administrator/worker's compensation services, in an amount not to exceed \$38,500.00.
22. [CONTRACT EXTENSION](#) to Creative Environments for parks maintenance service, in an amount of \$116,072.00.
23. [CONTRACT](#) for a period of one year to the Shannon S. Martin Company for the cleaning of bathrooms at fifteen (15) City parks, utilizing City of Glendale contract, in an amount not to exceed \$51,480.00.

24. [CONTRACT](#) to SW Services for valve box locking devices and debris caps, in an amount not to exceed \$127,610.00.
25. [PURCHASE](#) of ESRI maintenance, support, and additional GIS software from ESRI, sole source purchase utilizing the Arizona State contract, in an amount not to exceed \$51,000.00.
26. [USE PERMIT EXTENSION, UP03-0027, SETON CATHOLIC HIGH SCHOOL](#), for continued placement of a temporary building for classroom use on the high school campus located at 1150 North Dobson Road.
27. [USE PERMIT, UP03-0029, INDIA GATE](#), Series 12 Restaurant License, for the sale of liquor at a restaurant located at 6245 West Chandler Boulevard, Suite #1.
28. [USE PERMIT, UP03-0033, NIGHTHAWK EQUIPMENT](#), to permit outdoor storage of equipment within a C-3 Zoning District for Nighthawk Equipment located at 299 South Washington Street.
29. [USE PERMIT, UP03-0037, CDT PHOENIX, L.L.C. dba REGAL BEAGLE](#), Series 12 Restaurant License, for the sale of liquor at a restaurant located at 6245 West Chandler Boulevard, Suite A-7. **(Staff requests withdrawal.)**
30. [USE PERMIT, UP03-0042, CHANDLER COMMONS OFFICE PARK FUEL STORAGE TANK](#), for a fuel storage tank greater than 500 gallons in conjunction with a generator to be located within Chandler Commons Office Park located at the SWC of Chandler Boulevard and Ellis Street. **(Staff requests for withdrawal.)**
31. [USE PERMIT, UP03-0038, GIBIDES GOURMET HOT DOGS & HAMBURGERS](#), Series 12 Restaurant License, for the sale of liquor at a restaurant at 1940 South Alma School Road, Suite 5.
32. [LIQUOR LICENSE](#), Series 12, for Vega Marie Gibides, Agent, Gibides Gourmet Hot Dogs and Hamburgers, Inc., located at 1940 South Alma School Road, Suite 5.
33. [USE PERMIT, UP03-0035, EL CAMPO MEXICAN FOOD RESTAURANT](#), for the sale of liquor (Series 12 Restaurant License) at a restaurant at 1964 North Alma School Road, Suite 10.
34. [LIQUOR LICENSE](#), Series 12, for Valentin Gonzalez-Rodriguez, Agent, El Campo Mexican and Seafood Restaurant located at 1964 North Alma School Road, Suite 10.
35. [LIQUOR LICENSE](#), Series 12, for Kimon Thomas Kallergis, Agent, Sunbird Golf Resort Homeowners Association, Inc., dba Sunbird Resort Community located at 6250 South Sunbird Boulevard. **(Applicant Requests Withdrawal)**
36. [LIQUOR LICENSE](#), Series 4, for Dawn Peri Tames-Roeck, Agent, Corks Wine Wholesalers located at 235 South 56<sup>th</sup> Street.
37. [LIQUOR LICENSE](#), Series 12, for Sarwan Singh, Agent, S & TS L.L.C., dba India Gate located at 6245 West Chandler Boulevard, Suite 1.
38. [LIQUOR LICENSE](#), Series 11, for Sherry B. Whirt, Agent, Crestline Hotels & Resorts, Inc., dba Wyndham Garden Chandler Hotel located at 7475 West Chandler Boulevard.

39. [FINAL PLAT, FPT03-0029, COBBLESTONE SQUARE](#), for a commercial subdivision located at the SEC of Ray and McQueen Roads.

**ACTION:**

40. [CONSTRUCTION CONTRACT #SW0302-401](#), for Phase I of the Construction Manager At Risk Project to Layton Construction of Arizona for the Solid Waste Services Complex located at 3200 South McQueen Road, in an amount not to exceed \$3,470,814.00.
41. [INTRODUCTION OF ORDINANCE NO. 3495, DVR02-0038 GYM TIME](#), rezoning from Planned Industrial District (I-1)/Planned Area Development (PAD) Overlay to PAD for a children's gymnastics center, along with Preliminary Development Plan for building architecture and site layout, on property located at 3705 W. Commonwealth Avenue.

**PUBLIC HEARING:**

**PH 1. [ENTERPRISE ZONE](#)**

1. Open Public Hearing
  2. Staff Presentation
  3. Council Discussion
  4. Discussion from the Audience
  5. Close Public Hearing
42. [RESOLUTION NO. 3690](#), creating a new Enterprise Zone Commission, creating the boundaries of the designated Enterprise Zone and authorizing the Commission to file an application for the creation of a new designated Enterprise Zone.
43. [RESOLUTION NO. 3691](#), creating a new Intergovernmental Agreement with Maricopa County for the purpose of creating a new Joint Enterprise Zone.

**BRIEFING: (THURSDAY)**

1. [Police Department Organizational Review](#)

**INFORMATION:**

1. [Minutes of the Planning & Zoning Commission Meeting of October 1, 2003.](#)

**ADJOURN**